

SUBSTITUTED TRUSTEE'S DEED

WHEREAS, default was made in the performance of the conditions and stipulations as set out by that certain Deed of Trust from Joe D. Wilbanks, Sr. and Melba J. Wilbanks, Husband and Wife for the use and benefit of Bailey Mortgage Company, under the date of August 31, 1987, and of record in Book 414 at Page 368 of Deeds of Trust in the Office of the Chancery Clerk of DeSoto County at Hernando, Mississippi, reference to which is hereby made, and,

WHEREAS, Bailey Mortgage Company, assigned said Deed of Trust to Security Savings & Loan Association under the date of August 31, 1987, recorded in Book 415 at Page 648 of the records of the office of the Chancery Clerk of DeSoto County, Mississippi, reference to which is hereby made, and,

WHEREAS, Security Savings & Loan Association, assigned said Deed of Trust to Unifirst Bank for Savings, F.A. under the date of October 31, 1988, recorded in Book 461 at Page 528 of the records of the office of the Chancery Clerk of DeSoto County, Mississippi, reference to which is hereby made, and,

WHEREAS, Unifirst Bank for Savings, F.A. (acting by and through its Receiver, Resolution Trust Corporation and Unifirst Bank for Savings, a Federal Savings and Loan Association (acting by and through its Conservator, Resolution Trust Corporation, assigned said Deed of Trust to Real Estate Financing, Inc. under the date of June 30, 1990, recorded in Book 533 at Page 40 of the records of the office of the Chancery Clerk of DeSoto County, Mississippi, reference to which is hereby made, and,

WHEREAS, the said default continued for a period of more than ninety (90) days, and,

WHEREAS, by instrument dated November 1, 2000, and of record in Book 1264 at Page 0486 of the records in the Office of the Chancery Clerk of DeSoto County, Mississippi, Real Estate Financing, Inc. now known as Regions Mortgage, Inc., Montgomery, Alabama, the holder of the indebtedness secured by said Deed of Trust did appoint MARC K. MCKAY, as Substituted Trustee,

in the place and stead of the original Trustee named in said Deed of Trust, and,

WHEREAS, having been requested so to do by the Beneficiary of said Deed of Trust, I did make demand on the said Edward A. Teer and wife, Twylla G. Teer and did advertise the hereafter described property for sale in *DeSoto Times Today*, Hernando, Mississippi, on December 20, 2000, December 27, 2000, January 3, 2001 and January 10, 2001, and,

WHEREAS, I did post notice in the DeSoto County Courthouse at Hernando, Mississippi, on December 13, 2000, and same remained there until January 16, 2001, being the day set for the sale in the Notice, and,

WHEREAS, the Substituted Trustee's Notice of Sale, in accordance with the hereinbefore mentioned Deed of Trust, provided that said property would be sold between the legal hours of 11:00 a.m. and 4:00 p.m., at the DeSoto County Courthouse at Hernando, State of Mississippi, and

WHEREAS, on January 16, 2001, I did, between the legal hours of 11:00 a.m. and 4:00 p.m., appear at the East Front Door of the DeSoto County Courthouse at Hernando, Mississippi, and offer for sale the following described land and property situated in DeSoto County, Mississippi, being all of the property described in the heretofore mentioned Deed of Trust, to-wit:

Lot 1815, Section I, Greenbrook Subdivision, in Section 30, Township 1 South, Range 7 West, as shown on plat of record in Plat Book 11, Pages 23 and 24, in the office of the Chancery Clerk of DeSoto County, Mississippi.

WHEREAS, Real Estate Financing, Inc. now known as Regions Mortgage, Inc., Montgomery, Alabama, did make the highest and best bid,

NOW THEREFORE, in consideration of the sum of \$88,679.89, cash in hand paid, receipt of which is hereby acknowledged, I, MARC K. MCKAY, Substituted Trustee, under the

hereinbefore mentioned Deed of Trust, do sell and convey to Real Estate Financing, Inc. now known as Regions Mortgage, Inc., an Alabama Corporation the above described land and property situated in DeSoto County, Mississippi.

I convey only such title as is vested in me as Substituted Trustee.

WITNESS MY SIGNATURE, this the 17th day of January, 2001.



MARC K. MCKAY, SUBSTITUTED
TRUSTEE

STATE OF MISSISSIPPI:

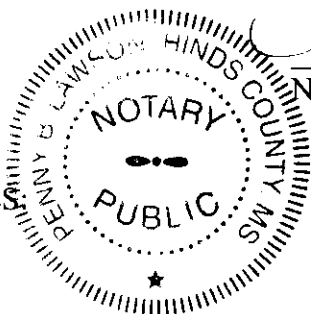
COUNTY OF MADISON:

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority, in and for the aforesaid county and state, on this the 17th day of January, 2001, within my jurisdiction, the within named Marc K. McKay, Substituted Trustee, who acknowledged to me that he executed the above and foregoing Substituted Trustee's Deed on the year and date therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE.

MY COMMISSION EXPIRES:

MY COMMISSION EXPIRES JULY 22, 2003



NOTARY PUBLIC

GRANTOR'S ADDRESS:

Marc K. McKay, Substituted Trustee
665 Highway 51, Suite A
Ridgeland, Mississippi 39157
(601) 856-5794

GRANTEE'S ADDRESS:

Regions Mortgage, Inc.
P.O. Box 5640
Montgomery, AL 36102-5640
(334) 223-3741

Prepared by:

Marc K. McKay
MCKAY & SIMPSON, P.L.L.C
Attorney at Law
665 Highway 51, Suite A
Ridgeland, Mississippi 39157
(601) 856-5794

INDEXING INSTRUCTIONS: Lot 1815, Section I, Greenbrook Subdivision, Plat Book 11, Pages 23 and 24, DeSoto County, Mississippi.

JAN 25 10 34 AM '01

PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI
COUNTY OF DESOTO

BK 386 215
W. K.

Judy Douglas personally appeared before me the undersigned in and for said County and State and states on oath that she is the CLERK of the DeSoto Times Today, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 4 consecutive times, as follows, to-wit:

SUBSTITUTED TRUSTEE'S NOTICE OF SALE

WHEREAS, on August 31, 1987, Joe D. Wilbanks, Sr. and Melba J. Wilbanks, Husband and Wife as recorded in the office of the Chancery Clerk of DeSoto County, Mississippi, in Book 414 at Page 368, executed a Deed of Trust to H. Conner McAllister, Trustee for the benefit of Bailey Mortgage Company, securing an indebtedness therein described and covering the property hereinafter described;

WHEREAS, Bailey Mortgage Company, assigned said Deed of Trust to Security Savings & Loan Association under the date of August 31, 1987, recorded in Book 415 at Page 648 of the records of the office of the Chancery Clerk of DeSoto County, Mississippi, reference to which is hereby made, and,

WHEREAS, Security Savings & Loan Association, assigned said Deed of Trust to Unifirst Bank for Savings, F.A. under the date of October 31, 1988, recorded in Book 461 at Page 528 of the records of the office of the Chancery Clerk of DeSoto County, Mississippi, reference to which is hereby made, and,

WHEREAS, Unifirst Bank for Savings, F.A. (acting by and through its Receiver, Resolution Trust Corporation and Unifirst Bank for Savings, a Federal Savings and Loan Association (acting by and through its Conservator, Resolution Trust Corporation, assigned said Deed of Trust to Real Estate Financing, Inc. under the date of June 30, 1990, recorded in Book 533 at Page 40 of the records of the office of the Chancery Clerk of DeSoto County, Mississippi, reference to which is hereby made, and,

WHEREAS, the aforesaid Regions Mortgage, Inc., did elect to substitute John C. Morris, III as Trustee in and for the above described Deed of Trust under the date of October 3, 1998, recorded in Book 867 at Page 142 of the records of the office of the Chancery Clerk of DeSoto County, Mississippi, reference to which is hereby made, and,

WHEREAS, said Real Estate Financing, Inc. now known as Regions Mortgage, Inc., under the power granted to it in said Deed of Trust, by instrument of date November 1, 2000, duly spread upon the record and recorded in Book 1284 at Page 0486 in the office of the Chancery Clerk aforesaid, did substitute the undersigned Marc K. McKay in the place and stead of the

original Trustee and of any Other Substituted Trustee;

WHEREAS, on March 4, 1992 as recorded in the Office of the Chancery Clerk of DeSoto County, Mississippi in Book 243 at Page 361, Edward A. Teer and wife, Twylla G. Teer received a conveyance by Assumption Warranty Deed to the hereinafter described property;

WHEREAS, default having been made by said Edward A. Teer and wife, Twylla G. Teer in the payment of the above mentioned indebtedness as it fell due, and payment having been requested by Real Estate Financing, Inc. now known as Regions Mortgage, Inc., the legal holder of the indebtedness secured by and described in the above mentioned Deed of Trust;

WHEREAS, the undersigned was called upon to execute the Trust therein contained, the owner of the indebtedness secured by said Deed of Trust having declared it due and payable, and to sell said property under the provisions of said Deed of Trust for the purpose of raising said sum so secured and unpaid; together with the expenses of selling same, including Trustee's and attorneys fees;

NOW, THEREFORE, I, the undersigned Marc K. McKay being the Substituted Trustee, do hereby give notice that on January 18, 2001, between 11:00 o'clock a.m. and 4:00 o'clock p.m., being legal hours of sale, I will proceed to sell at public outcry, to the highest bidder for cash, at the East Front Door of the DeSoto County Courthouse at Hernando, State of Mississippi, the following real property described and conveyed in said Deed of Trust, lying and being situated in DeSoto County, Mississippi and being more particularly described as follows, to-wit:

Lot 1815, Section 1, Greenbrook Subdivision, in Section 30, Township 1 South, Range 7 West, as shown on plat of record in Plat Book 11, Pages 23 and 24, in the office of the Chancery Clerk of DeSoto County, Mississippi.

I will convey only such title as is vested in me as Substituted Trustee.

WITNESS MY SIGNATURE, this the 12th day of December, 2000.

MARC K. MCKAY
SUBSTITUTED TRUSTEE
665 Highway 51, Suite A
Ridgeland, Mississippi 39157
(601) 858-5784

POSTED THIS December 13, 2000
Dec. 20, 27, 2000, Jan. 3, 10, 2001

Volume No. 105 on the 20 day of Dec, 2000
Volume No. 105 on the 27 day of Dec, 2000
Volume No. 106 on the 3 day of Jan, 2001
Volume No. 106 on the 10 day of Jan, 2001
Volume No. _____ on the _____ day of _____, 2001

Judy Douglas
(TITLE)

Sworn to and subscribed before me, this 10 day of Jan, 2001

Barbara D. Burken

BY Notary Public

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: OCT. 31, 2002
BONDED THRU HEIDEN, BROOKS & GARLAND, INC.

A. Single first insertion of 735 words @ .12 \$ 88.20
B. 3 subsequent insertions of 2205 words @ .10 \$ 220.50
C. Making proof of publication and depositing to same \$ 3.00

TOTAL PUBLISHER'S FEE: \$ 311.70